



CITY OF MILPITAS Planning Commission

MEETING MINUTES

7:00pm

MAY 27, 2026

CITY COUNCIL CHAMBERS,
455 E CALAVERAS BLVD, MILPITAS, CA
and
via TELECONFERENCE (Zoom Webinar)

CALL TO ORDER	Chair Gupta called the meeting to order at 7:00pm.
PLEDGE OF ALLEGIANCE	Commissioner Awasthi led the pledge of allegiance.
ROLL CALL	Recording Secretary Medina called the roll. PRESENT: Chair Gupta, Vice Chair Kong, Awasthi, and Caulkins. ABSENT: Galang, Brown, and Castillo. STAFF: Lillian VanHua, Christopher Creech, Kristina Phung, and Elizabeth Medina.
CONFLICT OF INTEREST/CAMPAIGN CONTRIBUTION DECLARATION	Assistant City Attorney Christopher Creech asked if any member of the commission had any personal or financial conflict of interest related to any of the items on the agenda.
APPROVAL OF THE MEETING AGENDA	By motion, approve the meeting agenda for May 27, 2026. Motion/Second Caulkins/Awasthi Motion carried by a vote of AYES: 4 NOES: 0
APPROVAL OF THE MEETING MINUTES	By motion, approve the meeting minutes for April 22, 2026. Motion/Second Kong/Caulkins Motion carried by a vote of AYES: 4 NOES: 0
ANNOUNCEMENTS	No announcements.
PUBLIC FORUM	Chair Gupta invited members of the public to address the commission, and there were none.
<u>PUBLIC HEARING</u>	IX-1 SOBRATO RESIDENTIAL TOWNHOMES – 600 VALLEY WAY – P-SD24-0005, P-MT24-0002, P-DB24-0001, P-EA24-0003: A Site Development Permit, Vesting Tentative Map, Density Bonus Permit, and Environmental Assessment to develop a multi-family residential Project with 134-unit condominium townhomes and a 2,182-square-foot one-story clubhouse. The application was submitted under California Senate Bill 330 (Housing Crisis Act of 2019) and will consist of 24 three-story, multi-family residential buildings approximately 38-feet in height (up to a maximum height of 45-feet to the top of the highest architectural element) with 268 resident vehicle parking stalls, 60 outdoor surface level guest parking stalls, landscaping, and associated site improvements on a 7.22-acre site located within the Gateway-Mixed Use (GW-MU) Zoning District in the Milpitas Gateway-Main Street Specific Plan area at 600 Valley Way. As a Lead Agency, the City has determined the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to

CEQA Guidelines Section 15182. CEQA Guidelines Section 15182 states that projects in conformity with a specific plan that has a certified Environmental Impact Report (EIR) are exempt from CEQA, provided the project results in none of the conditions described in CEQA Guidelines Section 15162. The City prepared an Environmental Checklist for the Project to evaluate its consistency with the Gateway-Main Street Specific Plan Subsequent Environmental Impact Report (State Clearinghouse No. 2024070432), which demonstrates the Project would result in none of the conditions in CEQA Guidelines Section 15162.

(55:02) Project Planner Kristina Phung and applicant team addressed commissioners' clarifying questions related to the following:

- Proposed modifications to the Conditions of Approval;
- The location and operation of the project's trash enclosure;
- Resident concerns regarding landscaping and replacement trees along adjacent residential property lines;
- Emergency vehicle access and internal site circulation;
- Proposed pedestrian paseo improvements;
- Landscaping and screening adjacent to Interstate 880;
- Electric vehicle charging infrastructure;
- Project density and consistency with the Gateway Specific Plan;
- Air quality, noise, traffic, school impacts, and overall residential livability;
- Guest parking provisions;
- Relocation assistance provided to existing nonprofit tenants occupying the site.

The applicant and staff responded to Commissioner questions and provided additional information regarding site constraints, density bonus waivers, environmental review, parking requirements, valet trash service operations, utility limitations, traffic analysis, school district coordination, and project design considerations.

Staff added that only a clerical correction to Condition of Approval No. 76 was recommended for approval. Staff did not recommend approval of the applicant's remaining proposed revisions related to State Housing Law language, indemnification provisions, and automatic permit extensions during emergencies, citing legal and procedural concerns.

Chair Gupta opened the public hearing.

Harshad Patel, an adjacent property owner, spoke regarding concerns related to the proposed trash enclosure location adjacent to neighboring residential properties and a daycare operation. Concerns included odors, pests, litter, and potential impacts to children. Mr. Patel requested that the trash enclosure be relocated farther from residential property lines.

A second speaker, Mrs. Patel, expressed concerns regarding existing and proposed trees adjacent to the property line. Concerns included maintenance issues, falling pine needles, and potential impacts to children using the daycare facility. She requested consideration of relocating or modifying the proposed trees.

The applicant acknowledged the concerns and stated that additional evaluation would occur regarding tree placement and other design considerations while maintaining compliance with applicable City requirements.

No additional speakers came forward.

Chair Gupta closed the public hearing.

Commissioners discussed the testimony received and generally expressed support for the project while encouraging continued coordination between the applicant, City staff, and neighboring residents regarding:

- The proposed trash enclosure location;
- Potential relocation or modification of trees adjacent to neighboring properties;
- Clarification of the applicant's requested Conditions of Approval revisions prior to City Council consideration.

Commissioners also acknowledged the project's contribution to the City's housing goals and recognized the applicant's efforts to assist nonprofit tenants with relocation.

Recommendations:

Motion No. 1 - Staff recommends that the Planning Commission open and close the public hearing, consider the Project's CEQA exemption pursuant to conformity with the Gateway-Main Street Specific Plan Subsequent Environmental Impact Report (SCH No. 2024070432) in accordance with CEQA Guidelines Sections 15162 and 15182, and adopt Resolution No. 26-009, recommending that the City Council approve Site Development Permit No. SD24-0005, Vesting Tentative Map No. MT24-0002, Density Bonus Permit No. DB24-0001, and Environmental Assessment No. EA24-0003, subject to the findings and Conditions of Approval. * *including the clerical revision to Condition of Approval No. 76 and the photometric analysis revision discussed by staff.*

Motion/Second Caulkins/Kong

Motion carried by a vote of AYES: 4 NOES: 0

Motion No. 2 - Chair Gupta moved that the Planning Commission's recommendations be forwarded to the City Council and reflected in the meeting record, including:

1. The applicant work with staff and provide additional information demonstrating why the proposed trash enclosure location is necessary and whether alternative locations would physically preclude development at the density permitted under State Density Bonus Law;
2. The applicant work with the Public Works Department regarding evaluation of the four trees discussed during the public hearing and determine whether removal or relocation is feasible and consistent with City requirements;
3. The applicant continue coordinating with City staff and the City Attorney's Office regarding the three proposed Conditions of Approval revisions not recommended by staff and provide any additional factual basis or supporting information prior to City Council consideration.

Motion/Second Gupta/Caulkins

Motion carried by a vote of AYES: 4 NOES: 0

NEW BUSINESS

Commissioner Caulkins noted that correspondence received for the meeting had been addressed to Commissioners using their City-issued Milpitas.gov email addresses and inquired about access to those accounts.

Staff explained that the City-issued email addresses are currently used for calendaring purposes only, as Commissioners' calendars are publicly accessible. Staff noted that the accounts are not presently intended for general email communication.

A Commissioner commented that City staff had previously sent emails to the City-issued address and expressed concern about not receiving those communications. Staff acknowledged the concern and stated that the matter would be discussed with the

Information Technology Director to determine whether additional access options should be considered moving forward.

ADJOURNMENT

No further new business was discussed.
Chair Gupta adjourned the meeting at 8:53 pm

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina